

PROPERTY AUCTION



3 Bedroom 2 Bathroom Duplex

Douglasdale, Gauteng

Unit Size: 162m²

303 Blandford Road | Noordhang Ext 71, Gauteng

Sect 31 of plan 727/2016 known as SABLE Situated at Erf922 NOORDHANG EXT 71 CITY OF JOHANNESBURG

DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – T Hepburn (Masters Ref. 001380/2020)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

Auction Date:

Wednesday 5th of November 2025 @ 11am

Venue:

online bidding via webcast @ www.whauctions.com

Viewing :

Sunday 2nd of November 2025



GUIDELINE OF THE AUCTION

Auction Date & Venue: online Wednesday 5th of November 2025 11am @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of R25 000 in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Deposit: 5.75% of hammer price

Confirmation period: 21 business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium

Bid Price: R 1 000 000-00

Buyers comm. (5%) R 50 000-00

VAT on the Buyer's Premium R 7 500-00

Total Purchase Price R 1 057 500-00

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely, 0.75%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Tshepo Tlhabanelo: 079 157 5111

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 5% plus VAT over and above the bid price
- 15.75% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupational interest of 1% of the bid price per month levied from date of occupation.

Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

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HOW TO BID ON WEBCAST

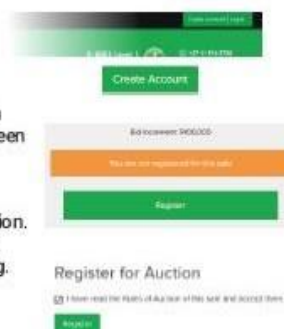
Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

whauctions.com

Office: 011 574 5700 • info@whauctions.com

AUCTIONEERS

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GENERAL

Property Address: 303 Blandford Road I Noordhang Ext 71, Gauteng

Erf & Suburb & City: Sect 31 of plan 727/2016 known as SABLE Situated at Erf922 NOORDHANG EXT 71 CITY OF JOHANNESBURG

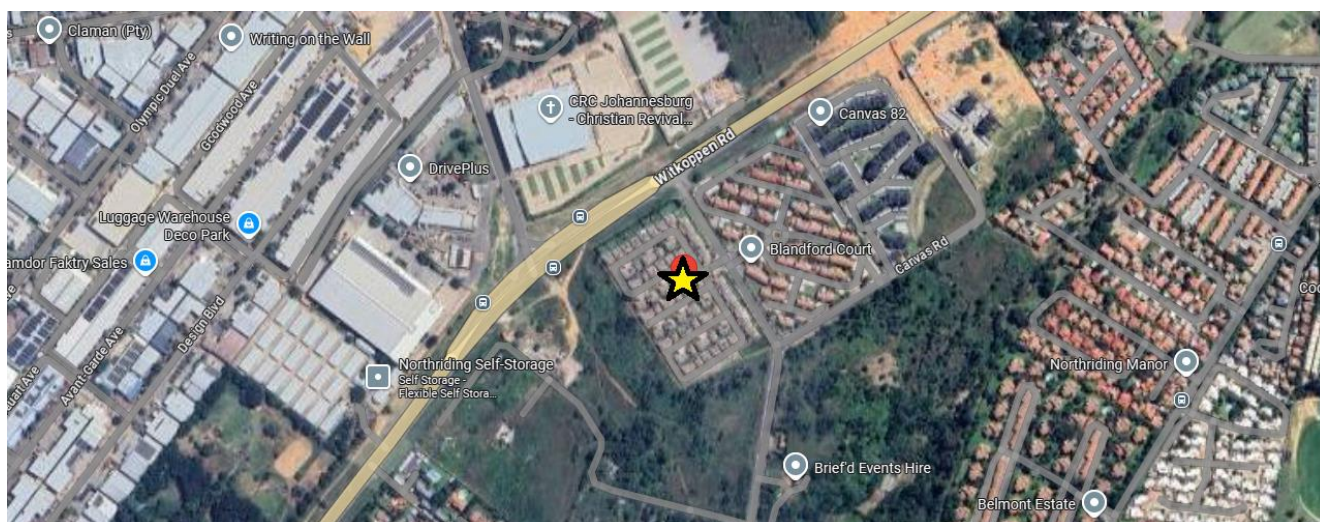
TITLE DEED INFORMATION

Title Deed No. ST45771/2017

Erf Size: 162m²

LOCALITY

Noordhang is a tranquil, family-friendly residential suburb located in the northern part of Johannesburg, within the Randburg area. It is characterized by its quiet streets and scenic surroundings, offering residents a peaceful suburban lifestyle with various property options available for sale and to rent.



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DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 162m² sectional title duplex. The property consists of the following:

- 3 bedrooms (main en suite)
- 2 bathrooms
- Fitted Kitchen
- Open plan Living room
- Spacious yard with small patio
- Double garage with storage cabinets

Finishes & Condition

Roof: Clay Tiles
External Walls: Plastered and Painted
External Floors: Brick
Internal Walls: Plastered and Painted
Internal floors: Tiled

Condition

The property is in a well maintained conditioned and will not need much work should it be the case.

Services

The property has its own water and electricity metres which are read and billed on a monthly basis according to usage.

Occupation

The property is currently vacant.

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Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority. Neither the auctioneer nor the seller warrant vacant occupation of the property.

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SITE PHOTOGRAPHS

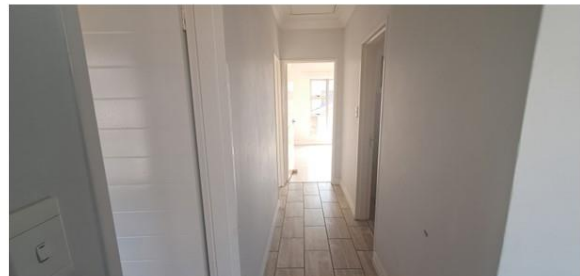
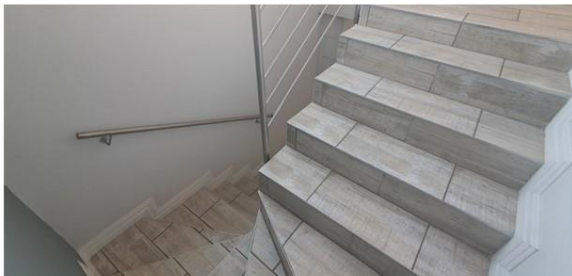


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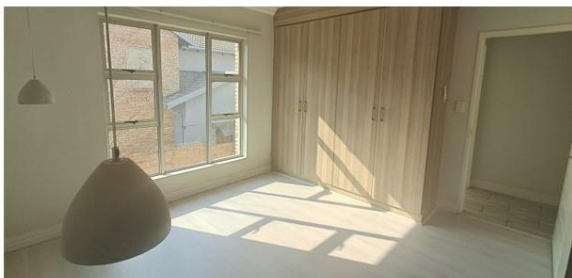
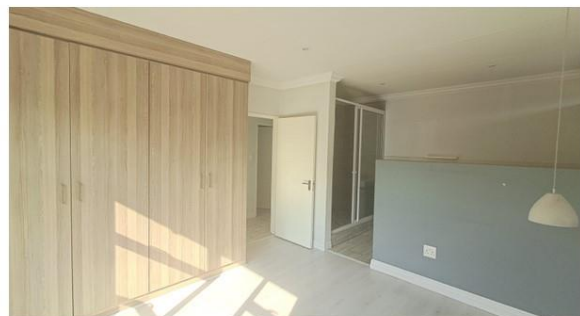


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MUNCIPAL ACCOUNT



a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PGOTUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

TREVOR HEPBURN
916 NOORDHANG
NOORDHANG
2195

Date	2025/08/05
Statement for	August 2025
Physical Address	303 BLANDFORD ROAD
Stand No./Portion	31 SABLE
Township	NOORDHANG EXT.71

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
162 m2	1	2023/07/01	E1	Market Value R 1,693,000.00	Region C WARD 101
Invoice Number	: 130005473318		Group :	Next Reading Date :	
Client VAT Number	:			Deposit Paid :	R 0.00
Account Number 554788509				(PIN Code:286429)	

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

131,120.77
131,120.77
78.79
1,563.99
68.40

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	132,831.95
127,299.04	1,859.80	1,981.93	1,711.18	0.00	132,831.95	Due Date	2025/08/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2600/emailing complaints@joburgombudsman.org.za

Remittance Advice :

This stub must accompany payment,
please do not detach if paying at the post office

Date : 2025/08/05 TREVOR HEPBURN
Acc. No. : 554788509 - 303 BLANDFORD ROAD , NOORDHANG EXT.71

EasyPay >>>>> 91115 5547885094

SAP0 0146 554788509

>>>>> 516008800111159 55478850901

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SISA branches - CIN no AUMS to be used in place of bank acc.no.
Client Account No/Deposit Reference 554788509

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Account Number 554788509			
City of Johannesburg	VAT No. 4760117194	Amount	Sub Total
Property Rates Category of Property: Property Rates Residential R 1,593,000.00 X R 0.0095447 / 12 (Billing Period 2025/06) Less rates on first R300 000.00 of market value VAT: 0 %		1,348.61 - 238.62 0.00	1,107.99
PIKJUP	VAT No. 4790191292		
Refuse Refuse Residential VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	524.40
Current Charges (Incl. VAT)			1,632.39

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done immediately, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

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LEVIES



Sable Body Corporate
Reg No: SS 273/2018
Email: Pm1@asiproperty.co.za
Contact No.: 011 7948648

ADDRESS
Postnet Suite 100
Private Bag X5
Strubensvalley
1735

Late Estate Trevor Hepburn
Unit 31,
Sable complex,
Cnr Witkoppen & Blandford,
Northriding,
2188

Unit No 31
Reference: TRE001-U31
Tel: 0832894631
Email: mhhepburn@agility.com

STATEMENT

DATE
2025-09-22

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	125508.41	0	125 508.41
2025-03-01	Invoice	INV06698	2816.89	0	128 325.30
2025-03-10	Invoice	INV07138	1100.00	0	129 425.30
2025-03-31	Journal Batch 167	Interest on arrears balance of R 125 508.41 as at 2025-02-28 (10.25% p.a.)	1072.05	0	130 497.35
2025-04-01	Invoice	INV06774	2570.57	0	133 067.92
2025-04-30	Journal Batch 169	Interest on arrears balance of R 129 397.35 as at 2025-03-31 (10.25% p.a.)	1105.27	0	134 173.19
2025-05-01	Invoice	INV06850	2575.80	0	136 748.99
2025-05-31	Journal Batch 170	Interest on arrears balance of R 133 073.19 as at 2025-04-30 (10.25% p.a.)	1136.67	0	137 885.66
2025-06-01	Invoice	INV06922	2778.54	0	140 664.20
2025-06-30	Journal Batch 171	Interest on arrears balance of R 136 785.66 as at 2025-05-31 (10.25% p.a.)	1168.38	0	141 832.58
2025-07-01	Invoice	INV07003	2777.54	0	144 610.12
2025-07-01	Invoice	INV07041	109.25	0	144 719.37
2025-07-11	Invoice	INV07053	23.00	0	144 742.37
2025-07-31	Journal Batch 172	Interest on arrears balance of R 140 732.58 as at 2025-06-30 (10.25% p.a.)	1202.09	0	145 944.46
2025-08-01	Invoice	INV07087	2777.54	0	148 722.00
2025-08-31	Journal Batch 173	Interest on arrears balance of R 145 944.46 as at 2025-07-31 (10.25% p.a.)	1246.61	0	149 968.61

120+ days	90+ days	60+ days	30+ days	Current
137 885.66	3 946.92	4 111.88	4 026.15	2 810.67
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62825184435 Branch Code: 250655				Total Due R 152 779.28
Reference: TRE001-U31 Account Holder: SABLE Account Type: CURRENT Branch Name: CLEARWATER				

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3 Bedroom Duplex, Douglasdale



2025-09-01 Invoice [INV007178](#) 2810.67 0 152 779.28

120+ days	90+ days	60+ days	30+ days	Current
137 885.66	3 946.92	4 111.88	4 024.15	2 810.67
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62825184435 Branch Code: 250055				Total Due
Reference: TRED01-U31 Account Holder: SABLE Account Type: CURRENT Branch Name: CLEARWATER				R 152 779.28

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

Sect 31 of plan 727/2016 known as SABLE Situated at Erf922 NOORDHANG EXT 71 CITY OF JOHANNESBURG	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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**ADDITIONAL INFORMATION**

The property is in a well maintained conditioned and will not need much work should it be the case.

The Purchaser Purchases the Property VOETSTOETS AS PER THE Rules of Auction and Conditions of Sale.

Signed on Behalf of the Seller on _____ 2025.

Signed on Behalf of the Auctioneer on _____ 2025.

Signed on Behalf of Purchaser on _____ 2025.

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